

into two equal parts nearly. It passes through the enclosure in which the homestead stands.

"Have you been benefitted by the rail road passing through it?" I have; the cuttings are available as drains; the rent of the property is increased one fifth. I let the farm subject to its being given up, on the railway being made, and have since received one fifth additional rent.

"Do you know any instance of the reduction of rent in consequence of a rail road passing through a farm?" I have made inquiries, but have not been able to meet with such an instance.

The Stockton and Darlington railway was originally intended to be a single line; but after its formation the company found, from the extent of traffic upon it, that a double line would be necessary. Having originally purchased no more land than was necessary for the single line, they were obliged to treat with the same proprietors for an additional tract to widen the road, so as to receive the second line of railway."

Nothing can more conclusively decide the question of the effect of the railway on the value of land than this circumstance. Here was a portion of land, purchased before any railway had been constructed; and an equal quantity, in precisely the same place, was subsequently purchased from the same parties by the same company, after the formation of the single line of railway.

Mr. Pease was examined as to the terms on which the second portion of land was purchased.

"Have you paid on those (second) treaties an increased value upon the land beyond what you paid before the line was established?"—Invariably."

"Can you say to what amount?—I should say that we have never objected to pay an advanced price of 50 per cent."

"Was this in consequence of the increase of value arising from the rail road?—We were quite aware of the increased value of it to the owner, and made no objection to the advance."

Mr. Thomas Lee, a surveyor and agent to several landed gentlemen in the neighborhood of the Liverpool and Manchester rail road, was examined as to the effect of the rail road upon the value of land in that neighborhood.